

IN RE: PETITION FOR VARIANCE
S/S Chattam Court, 200' W of the c/l
of Simms Road
(5 Chattam Court)
11th Election District
5th Councilmanic District

Sierra Homes
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-160-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Sierra Homes, by Sandy Eshelman, Vice President, through their attorney, David Meadows, Esquire. The Petitioner seeks relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.5.a of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a rear yard building to tract boundary line setback of 24 feet in lieu of the minimum required 30 feet and a window to tract boundary line setback of 24 feet in lieu of the required 35 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Sandy Eshelman, Vice President of Sierra Homes, owner of the subject property, Dwight Little, Professional Engineer with W. Duvall and Associates, the engineering firm which prepared the site plan for this property, and David Meadows, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.1644 acres, more or less, zoned D.R.3.5 and is unimproved. The Petitioners are

ORDER RECEIVED FOR FILING

Date

By

desirous of developing the lot with a single family dwelling, however, due to the location of the tract boundary line which affects approximately one-half of the subject lot, the requested variance is necessary in order to develop the property with a dwelling.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

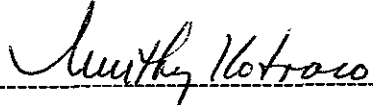
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of December, 1998 that the Petition for Variance seek relief from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section

ORDER RECEIVED FOR FILING
Date 11/30/98
BY [Signature]

V.B.5.a of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a rear yard building to tract boundary line setback of 24 feet in lieu of the minimum required 30 feet and a window to tract boundary line setback of 24 feet in lieu of the required 35 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/20/98
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 30, 1998

David P. Meadows, Esquire
Moore, Carney, Ryan and Lattanzi, LLC
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
S/S Chattam Court, 200' W of the c/l of Simms Road
(5 Chattam Court)
11th Election District - 5th Councilmanic District
Sierra Homes - Petitioners
Case No. 99-160-A

Dear Mr. Meadows:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Sandy Eshelman, V.P., Sierra Homes
4208 Ebenezer Road, 2nd Floor, Baltimore, Md. 21236

Mr. Dwight Little, W. Duvall & Assoc., Inc.
530 E. Joppa Road, Towson, Md. 21286

People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #5 CHATTAM COURT

which is presently zoned DR 3.3

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2 C.2.9 (VB5.9, CNDP)

To allow a rear yard setback (for a proposed dwelling to the tract boundary) of 24 ft. in lieu of the minimum required 35 ft. Bldg 24 in lieu of 30 Window to tract 24' in lieu of 35'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE DISCUSSED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

DAVE MEADOWS

(Type or Print Name)

Signature

MOORE, CARNEY, RYAN AND LATTANZI, LLC

4111 E. JOPPA RD (410) 529-4600

Address

Phone No.

BALTIMORE

MD

21236

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s). SIERRA HOMES
4208 EBENEZER ROAD 2ND FL.
BALTIMORE MD 21236

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

CHUCK MERRITT

W. DUVALL & ASSOC. INC.

530 E. JOPPA RD

TOWSON MD 21286

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 10-9-98

99-160-A

ORDER RECEIVED FOR FILING

Date

By

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

ZONING DESCRIPTION FOR 5 Chattam Court

160

Beginning at a point on the South side of Chattam Court which is 50' wide at the distance of 200' West of the centerline of the nearest improved intersecting street Simms Road which is 50' wide. Being Lot #3 in the subdivision of Northwind Farms II as recorded in Baltimore County Plat Book #70, Folio #135, containing 7161 sf± or 0.1644 Ac.±. Also known as 5 Chattam Court and located in the 11th Election District, 5th Councilmanic District.

44-160-A

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 655270

DATE 10-9-98 ACCOUNT R-001-6150
AMOUNT \$ 150.00

RECEIVED FROM: Serving Homes, Inc.

FOR: Residential Vanuise filing fee
#3 Chattam Ct

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
POSTAGE 10/09/98 10/09/98 10/09/98
NET US03 CASHIER PUES PM VOUCHER
MISCELLANEOUS CASH RECEIPT
RECEIPT # 061937
CR NO. 099270
\$0.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

29-160-A

**NOTICE OF ZONING
HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-160-A
5 Chatham Court
S/S Chatham Court, 200' W of
centerline Simms Road
11th Election District
6th Councilmatic District
Legal Owner(s): Sierra Homes
Variance: to allow a rear yard
setback for a proposed dwelling
to this tract boundary; of
24 feet in lieu of the minimum
required 35 feet
Hearing: **11/05/99**
at **2:00 p.m.** in
Room 106, County Office
Bldg., 111 West Chesapeake
Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Call (410) 887-3353
(2) For information concerning
the file and/or hearing,
Please Call (410) 887-3351.

11/009 Nov. 5, 1999 D271083

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 5, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 5, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-160-A*

PETITIONER/DEVELOPER: () *SIERRA HOMES*

DATE OF HEARING/~~CLOSING~~: () *11-24-98*

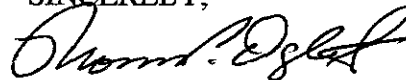
ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,
5 CHATTAH COURT BALTIMORE, MARYLAND 21236

THE SIGN (S) WERE POSTED ON, *11-9-98* BY THE UNDERSIGNED.

SINCERELY,



THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

CERTIFICATE OF POSTING

RE. Case No 99-160-A

Petitioner/Developer SIERRA HOMES, ETAL

% W. DUVALL, ASSOC.

Date of Hearing/Closing: 11/24/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

C.C. ZONING COMM. ✓

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #5 CHATTAM CT.

VIC. END SIMMS AVE

The sign(s) were posted on 11/4/98
(Month, Day, Year)

Sincerely,

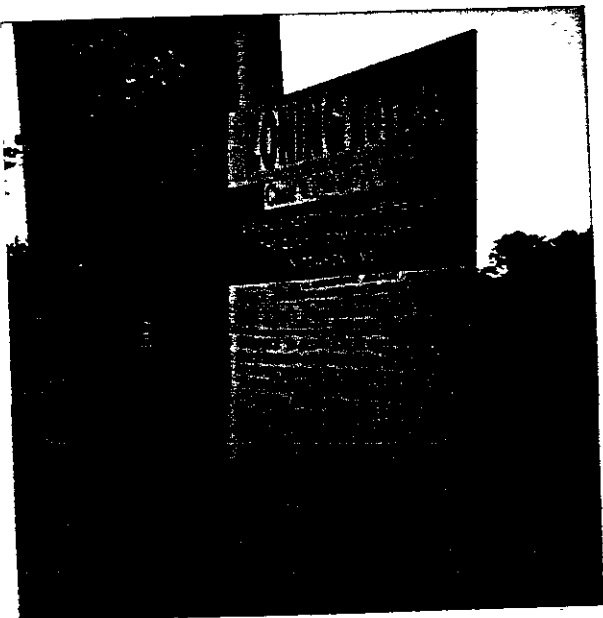
Patrick M. O'Keefe 11/15/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



99-160-A
#5 CHATTAM CT.
SIERRA HOMES, ETAL

11/24/98

RE: PETITION FOR VARIANCE
5 Chattam Court, S/S Chattam Ct,
200' W of c/l of Simms Rd, 11th Election
District, 5th Councilmanic

Legal Owners: Sierra Homes

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 99-160-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Dave Meadows, Esq., Moore, Carney, Ryan and Lattanzi, 4111 E. Joppa Road, Baltimore, MD 21236, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 21, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-160-A
5 Chattam Court
S/S Chattam Court, 200' W of centerline Simms Road
11th Election District – 5th Councilmanic District
Legal Owner: Sierra Homes

Variance to allow a rear yard setback (for a proposed dwelling to the tract boundary) of 24 feet in lieu of the minimum required 35 feet.

HEARING: Tuesday, November 24, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

c: Dave Meadows, Esquire
Sierra Homes
W. Duvall & Associates, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 9, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
November 5, 1998 Issue - Jeffersonian

Please forward billing to:

Sierra Homes
4208 Ebenezer Road
2nd Floor
Baltimore, MD 21236

410-256-1000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-160-A

5 Chattam Court

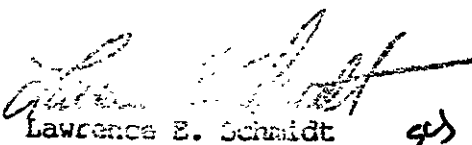
S/S Chattam Court, 200' W of centerline Simms Road

11th Election District – 5th Councilmanic District

Legal Owner: Sierra Homes

Variance to allow a rear yard setback (for a proposed dwelling to the tract boundary) of 24 feet in lieu of the minimum required 35 feet.

HEARING: Tuesday, November 24, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 160

Petitioner: Sierra Homes, Inc.

Location: #5 CHATTAM COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SIERRA HOMES

ADDRESS: 4208 EBENZER ROAD 2ND FLOOR

BALTIMORE MD 21236

PHONE NUMBER: 410 256-1000

AJ:ggs

99-160-A

(Revised 04/09/93)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-160-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A ^{Proposed} Variance to allow a dwelling with a
rear yard setback of 24 ft. in lieu of the
minimum required 35 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 20, 1998

Dave Meadows, Esq.
Moore, Carney, Ryan and Lattanzi, LLC
4111 E. Joppa Road
Baltimore, MD 21236

RE: Item No.: 160
Case No.: 99-160-A
Location: 5 Chattam Court

Dear Mr. Meadows:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 9, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

cc: Mr. Chuck Merritt
WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 19, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

143, 144, 145, 147, 148, 149, AND 150

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 17, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 1, 1999

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

155, 156, 157, 158, 159, 160, 161, 162, 163,
167, 168, and 171

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 387-4881, MS-1102F

cc: file



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS/MS*
Permits and Development Review
DEPRM

DATE: 10/26/98

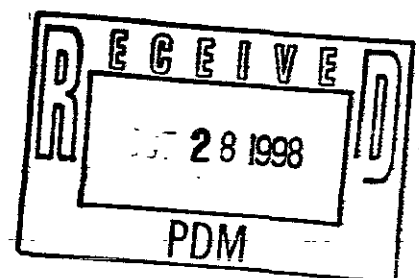
SUBJECT: Zoning Advisory Committee
Meeting Date: 10/19/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 140 148
141 152
142 160
145
146
147

RBS:sp

BRUCE2/DEPRM/TXTS8P





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.20.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 160 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredlein
for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 16, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

RECEIVED JAN 8 2001

SUBJECT: Zoning Advisory Committee Meeting
for November 8, 1999
Item Nos. 155, 156, 157, 158, 159,
160 161, 162, 163, 164, 165, 166,
167, 168, 169 & 170

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11089.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: November 12, 1999

RECEIVED JAN 06 2000

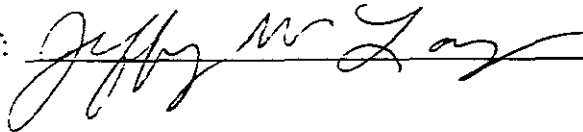
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 155, 156, 160 and 179

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK, JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID M Meadows, Attorney for Petitioner

Sandy Eshelman, U.P. Petitioner

Dwight Little, w Duveall-Assoe.

Suite 201, 4111 E Joppa Rd, Balt, Md 21238

4208 Eberly Rd, Balt Md 21236

520 E Joppa Rd, Towson, Md. 21286



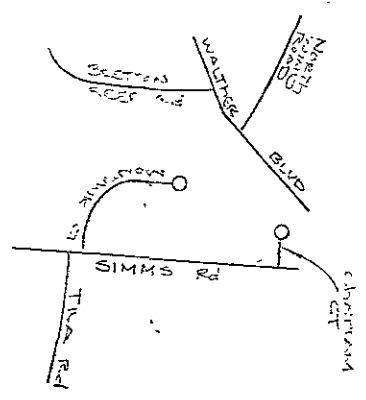
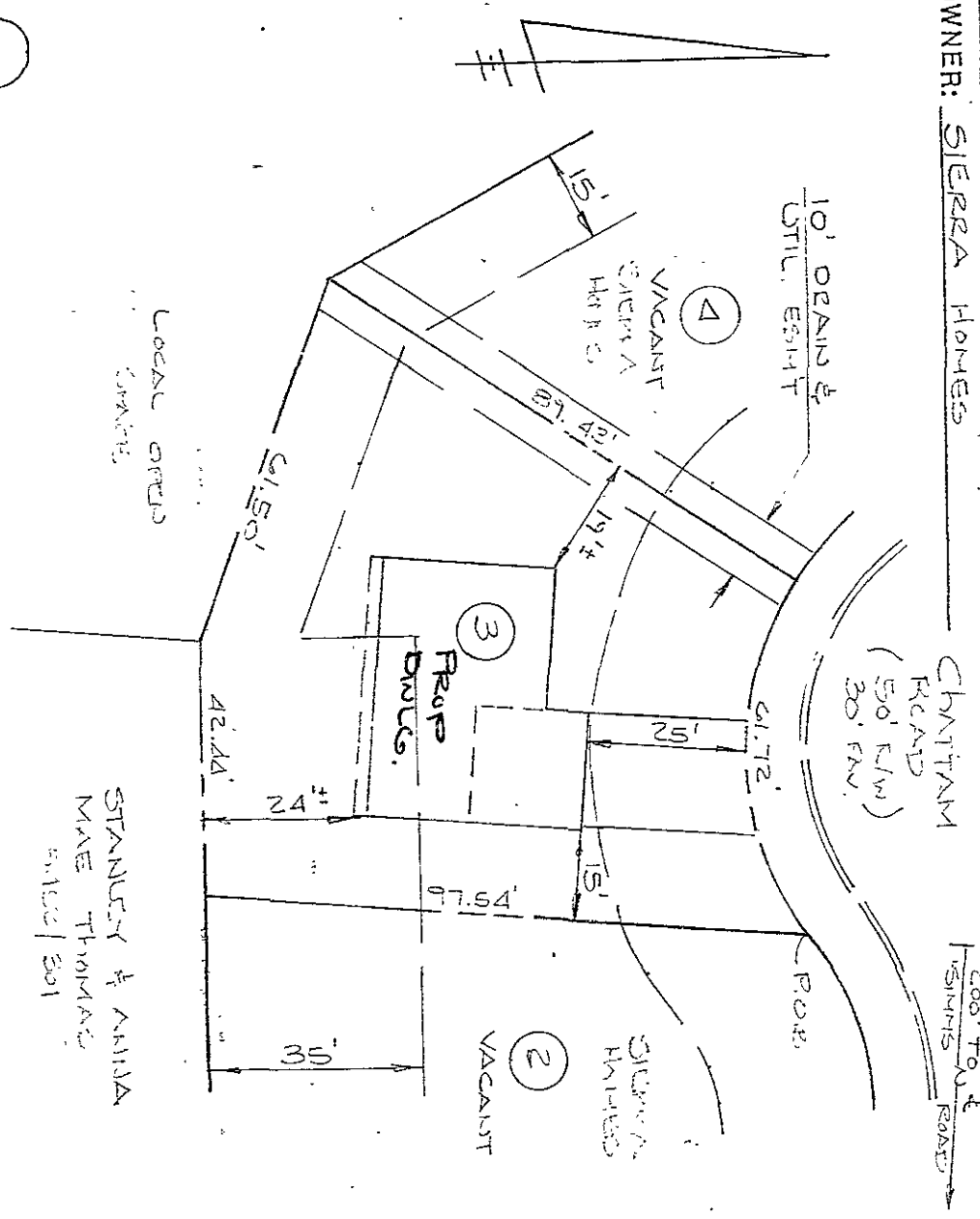
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: # 5 CHATTAM COURT see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NORTHWOOD FARMS II 8" x 11" S.D.

plat book# 10, folio# 135, lot# 3, section# 10 8" x 11" S.D.

OWNER: SIERRA HOMES



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map#: NE 10-F

Zoning: DR 3.5B

Lot size: 0.1644 7161 square feet

- Prior Zoning Hearings: NONE
- | | | | | |
|--------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| SEWER: | <input checked="" type="checkbox"/> | public | <input checked="" type="checkbox"/> | private |
| WATER: | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
- Chesapeake Bay Critical Area: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: 150 CASE#:

North

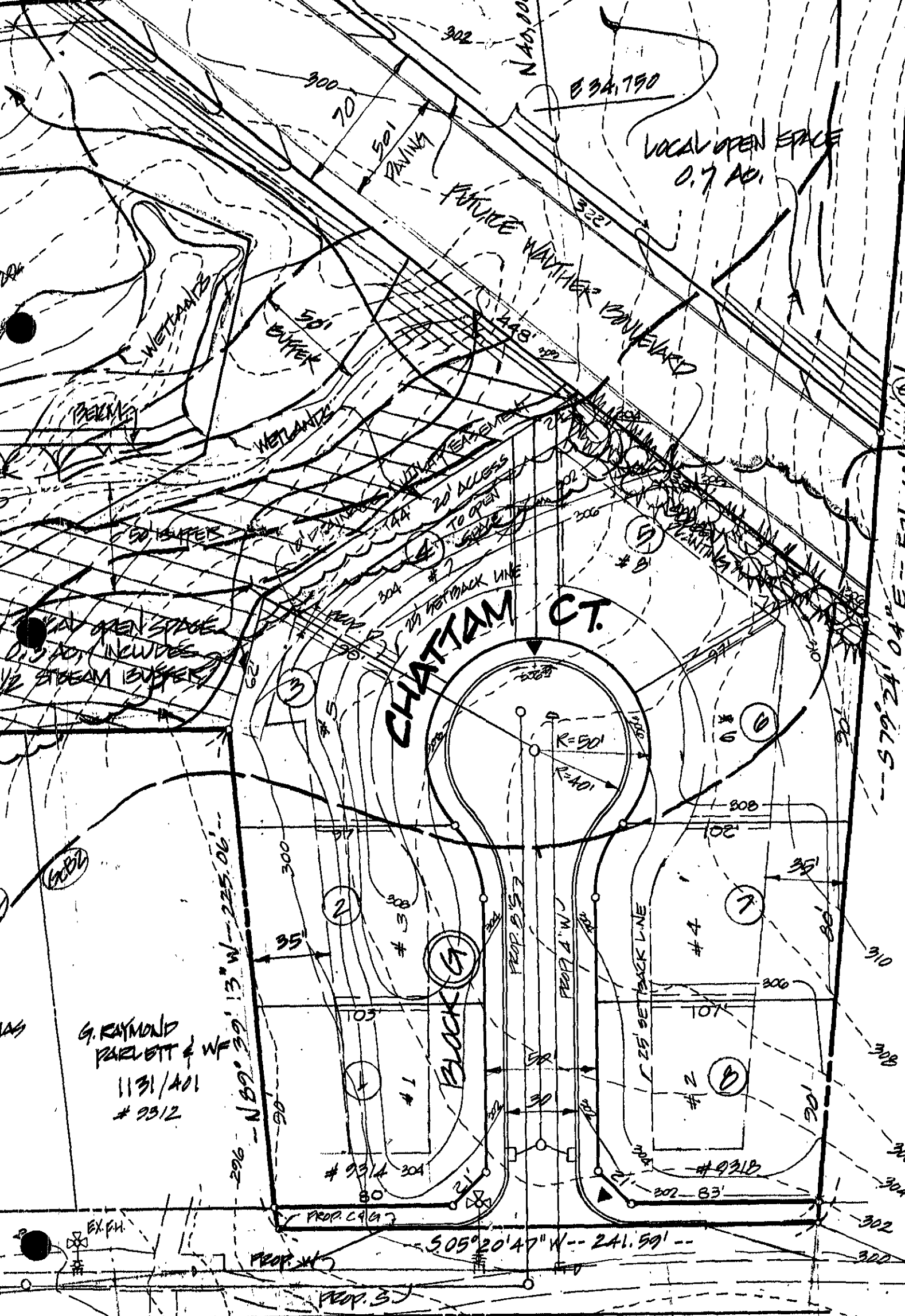
date: 10-2-18

prepared by: W. Duvall & Assoc., Inc. Scale of Drawing: 1"= 30'

Petitioner's Ex # 1

99-160-A

99-160-A



G. RAYMOND
PARLETT & WF
1131/401
#2312

HERBERT G.
KLEIN

1103/261

GEO. W. BREWER & WF
1280/427

FOR THE FIRST AMENDMENT:
JUST SETBACK OF LOT 2-BLOCK F TO
ZONING CASE NO.89-234 A,
J 5, 1989 (SEE CONDITIONS ABOVE)

COND AMENDMENT
FINAL DEVELOPMENT PLAN

NORTHWIND FARMS II

LEGEND

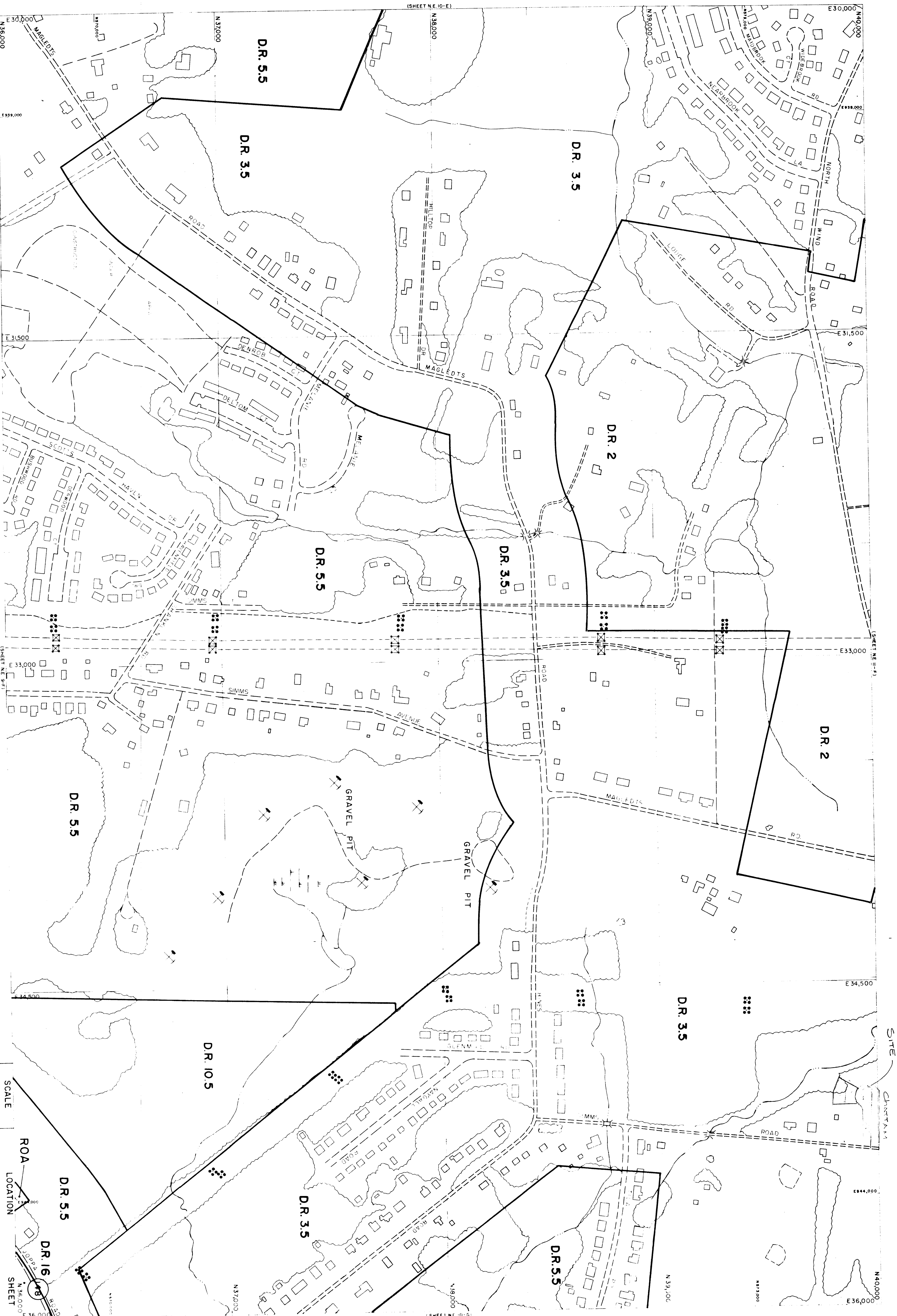
- EXISTING TREE LINES
- APPROXIMATE LIMIT OF TREES TO BE SAVED

OFFICE OF PLANNING & ZONING
APPROVED BY:

FOR
DIRECTOR OF PLANNING
DATE
JANUARY 12/13/91
ZONING COMMISSIONER DATE



SHEET 3 OF 4	DATE NOVEMBER 1987 SCALE 1"=50'	CONTRACT NUMBER BG-152
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N - NE M - NW
R - SE Q - SW

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986

ROAD LOCATION
SHEET

CARNEY NE
PERRY HALL 10-F

99-160-A

150